



# 1.09 AC ± OF COMMERCIAL LAND

SANDSTONE DRIVE & WOODSBORO PIKE | WALKERSVILLE, MD 21793

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1.09 acres  $\pm$  of retail/commercial land available
- High visibility location (24,620 cars per day on Route 194)
- Growing residential market
- Across from Walkers Village Shopping Center (Safeway, CVS, Village Tavern, Subway, El Rancho Restaurant and more)
- Convenient access to Frederick, MD (3.5 miles)
- Public utilities
- Level graded lot

AVAILABLE:	1.09 ACRES $\pm$
TRAFFIC COUNT:	24,620 AADT (WOODBORO PIKE)
UTILITIES:	PUBLIC
ZONING:	B-2 (SHOPPING CENTER)
RENTAL RATE:	NEGOTIABLE
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



# SITE PLAN



**DOLLAR GENERAL**

268' ±

146' ±

197' ±

293' ±

**WOODSBORO PIKE**  
**24,620 AADT**

194



# LOCAL BIRDSEYE



194

Rutter's

Liberty

GLADE BLV

EL RANCHO RESTAURANT

CVS

THE VILLAGE TAVERN

SUBWAY

SANDSTONE DR

DOLLAR GENERAL

24,620 AADT

SAFeway

VICTORIA PARK at Walkersville

SITE

WOODSBORO PIKE

194

E FREDERICK ST

McDonald's

AZTECA BAR & GRILL

Pizza Hut



# MARKET AERIAL

6 MILES



**SITE**

**Walkers Village Shopping Center**  
SAFeway  
CVS SUBWAY  
THE VILLAGES TAVERN  
EL RANCHO RESTAURANT

DOLLAR GENERAL

PNC TRUIST

ARTELO  
McDonald's  
Pizza Hut

Discovery Crossing  
Goodwill  
7 ELEVEN

SHEETZ

**Clemson Corner**  
Wegmans  
Lowe's  
Orangetheory FITNESS  
Marshall's  
MUSIC & ARTS  
mezeh

Frederick Community College

Walmart  
Chick-fil-ah  
Starbucks

**The Shops at Monocacy**  
Giant Tanera BREAD  
FIREHOUSE FIVE GUYS  
SUBS BURGERS and FRIES

**Frederick Shopping Center**  
giant eagle  
Staples  
ASHLEY BONEFISH GRILL  
MY PET STORE AND MORE  
UNITED STATES POSTAL SERVICE

weis  
Roy Rogers

**Market Square at Frederick**  
HomeGoods five BECV  
PETSMART Onelife FITNESS  
BUFFALO WILD WINGS  
IHOP  
Tropical CAFE  
crumb! cookies  
QUICKWAY  
noodles  
MOE'S MATTRESSFIRM

at home  
Roy Rogers  
DQ  
Lelo Pizzeria

**College Park Plaza**  
COMMON MARKET CO-OP  
CVS  
Starbucks  
TACO BELL

FREDERICK MEMORIAL HOSPITAL

**Monocacy Village Shopping Center**  
DOLLAR GENERAL  
OSCAR'S ALCOHOLE  
PIZZA

FREDERICK ENTERTAINMENT CENTER



# DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

## RESIDENTIAL POPULATION



6,726

21,996

69,203

## DAYTIME POPULATION



5,511

17,840

67,870

## AVERAGE HOUSEHOLD INCOME



\$153,152

\$150,444

\$138,472

## NUMBER OF HOUSEHOLDS



2,361

8,388

27,112

## MEDIAN AGE

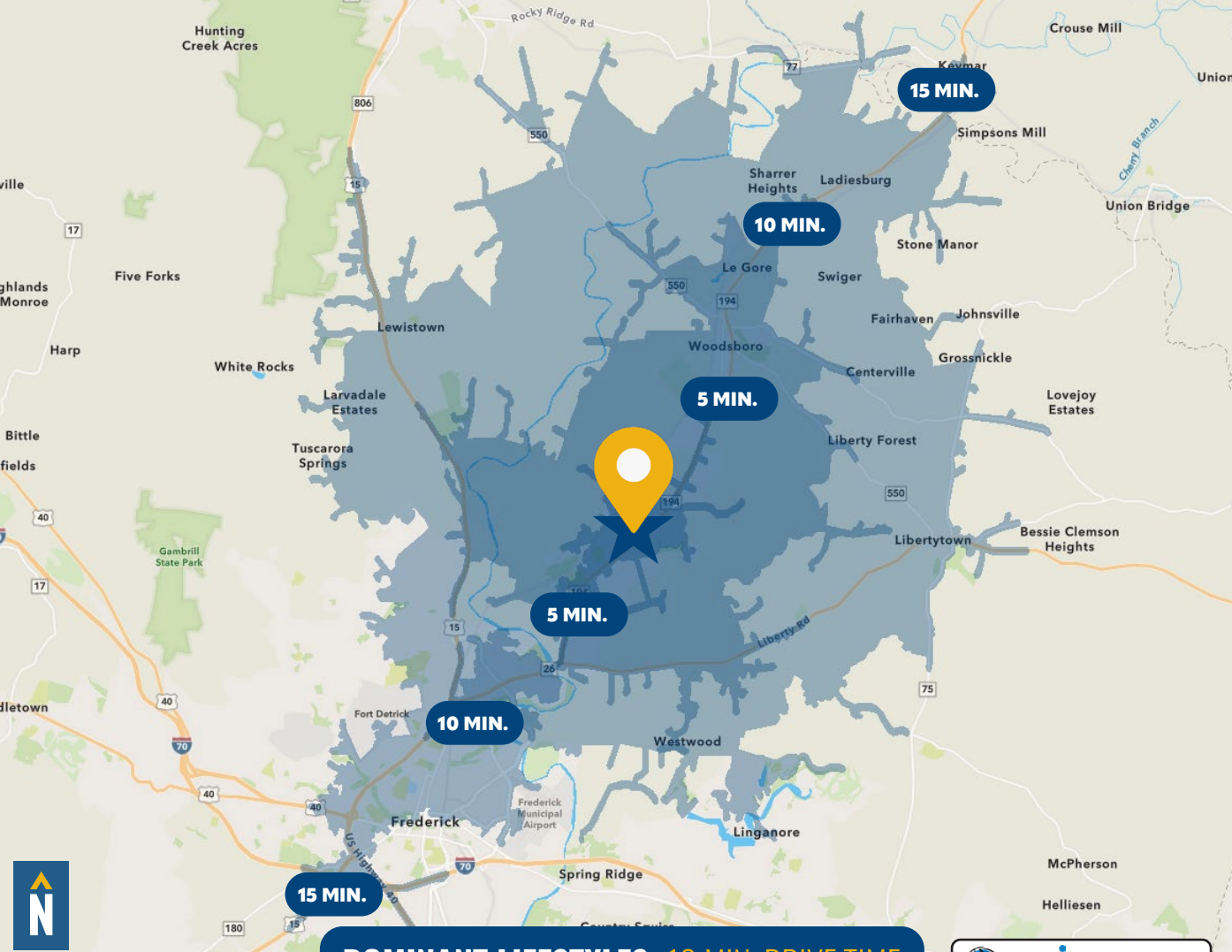


40.4

41.3

40.9

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME**

[esri MORE INFO](#)

**XX%** URBAN CHIC



MEDIAN

AGE: 41.9

HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

**XX%** SOCIAL SECURITY SET



MEDIAN

AGE: 49.5

HH INCOME: \$31,425

This population is older, often widowed or divorced, and there is a higher proportion of single-person households than any other segment. They typically prioritize budget-friendly and essential items when shopping.

**XX%** CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

# FOR MORE INFO **CONTACT:**



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